



Staff Report

RESOLUTION APPROVING AWARD OF CONTRACT TO R.B. CONSTRUCTION, INC. FOR ASBESTOS ABATEMENT REMOVAL IN THE OLD POLICE BUILDING, 1215 RALSTON AVENUE FOR AN AMOUNT NOT TO EXCEED \$48,300.00, AND APPROVING A CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$4,830.00, CITY CONTRACT NUMBER 476

Honorable Chair and Board Members:

Summary

Council is requested to approve award of contract to R.B. Construction, Inc. for asbestos abatement removal in the Old Police Building, City Contract Number 476.

Background

The Police Department has moved into their new facility and the Old Police Building is no longer occupied. When the renovation of the new Police Facility and City Hall were complete, and all Police Department staff was relocated into the new facility, the existing police building would be demolished. The approval of the City Hall project required the demolition of the Police Building in order to stay within the Floor Area Ratio for the site. The Council adopted a Priority Calendar item to plan for the use of the old Police Department site.

Discussion

On July 3 and September 18, 2003, The Cohen Group conducted a pre-demolition inspection and sampling survey for asbestos-containing material (ACM) and lead-containing paint (LCP) in the Old Police Building, located at 1215 Ralston Avenue. The purpose of the survey was to identify ACM and peeling LCP that would have to be removed from the building prior to deconstruction.

Asbestos was detected in greater than 1 percent in acoustical ceiling material, thermal system insulation, some drywall, joint compound, textured paint (skim coat), floor tile mastic, sheet flooring and roof patch compound. No asbestos was detected in ceiling tiles, baseboard mastic, plaster wall system, tar-paper and composition roofing materials, exterior stucco or exterior coatings.

Peeling paint on exterior concrete under the back stairs was found to contain very low lead level of 8 mg/kg (milligrams per kilogram), well below Class I waste disposal limits and “soluble” lead testing levels. Other coatings (on interior and exterior surfaces) were, in the absence of testing data, identified as presumed lead-based paint (LBP).

Staff sent out request for proposals to five contractors specializing in asbestos abatement removal in buildings. Three proposals were received and R.B. Construction, Inc. was the lowest responsible bidder. The proposals are as follows:

1. R.B. Construction, Inc.	\$48,300.00
2. Aachwen Environmental	\$48,800.00
3. Environmental Remedies	\$62,500.00

Asbestos removal will be scheduled after the Festival in the Park on October 3, 2006. Work shall be completed within 10 to 12 working days.

General Plan/Vision Statement

No impact.

Fiscal Impact

The cost of this project will be \$48,300 with an additional \$4,830 for construction contingency. The funding source will be from the Redevelopment Agency CIP Fund, Account Number 351-4610-9537-9030.

Public Contact

The publication and posting of the City Council agenda.

Recommendation

It is recommended that the City Council approve the award of contract to R.B. Construction, Inc. for asbestos abatement removal in the Old Police Building, 1215 Ralston Avenue, City Contract Number 476.

Alternatives

1. Take no action.
2. Refer back to staff for additional information
3. Deny approval.

Attachments

A. Resolution

Respectfully submitted,

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REDEVELOPMENT AGENCY RESOLUTION NUMBER _____

RESOLUTION OF THE REDEVELOPMENT AGENCY APPROVING AWARD OF CONTRACT TO R.B. CONSTRUCTION, INC. FOR ASBESTOS ABATEMENT REMOVAL IN THE OLD POLICE BUILDING, 1215 RALSTON AVENUE FOR AN AMOUNT NOT TO EXCEED \$48,300.00, AND APPROVING A CONSTRUCTION CONTINGENCY IN AN AMOUNT NOT TO EXCEED \$4,830.00, CITY CONTRACT NUMBER 476

WHEREAS, approval of the City Hall project required the demolition of the Old Police Building in order to stay within the Floor Area Ratio for the site; and,

WHEREAS, the Police Department has moved into their new facility and the Old Police Building is no longer occupied; and,

WHEREAS, The Cohen Group conducted a pre-demolition inspection and sampling survey for asbestos-containing material (ACM) and lead-containing paint (LCP) for the purpose of identifying ACM and peeling LCP that would have to be removed from the building prior to deconstruction; and,

WHEREAS, three proposals were received from contractors specializing in asbestos abatement removal and R.B. Construction, Inc. was the lowest responsible bidder of \$48,300; and,

WHEREAS, the funding will come from the Redevelopment Agency CIP Fund, Account Number 351-4610-9537-9030 in the amount of \$48,300 with a construction contingency of \$4,830.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont approves award of contract to R.B. Construction, Inc., in an amount not to exceed \$48,300.00, and approves a construction contingency in an amount not to exceed \$4,830.00 for asbestos removal in the Old Police Building, 1215 Ralston Avenue, City Contract Number 476.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on September 12, 2006 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency